



City of Taylorsville
PLANNING COMMISSION MEETING
Agenda – January 10, 2006
Council Chambers - 2600 West Taylorsville Blvd
Work Meeting – 6:00 P.M. – Regular Session – 7:00 P.M.

CONSENT AGENDA

1. **MINUTES:** Review/approval of Minutes for December 13, 2005.
2. **PUBLIC HEARING**
Massage Therapy
Applicant: Utahna Tassie
Address: 4711 S. Cathay Circle (730 West)
File: 43H05 – Dan Udall – City Planner
3. **PUBLIC HEARING**
Beauty Salon
Applicant: Teresa Nieto
Address: 3548 W. Crab Apple Circle (4750 South)
File: 44H05 – Nick Norris – City Planner
4. **PUBLIC HEARING**
Beauty Salon
Applicant: Rebecca Mitchell
Address: 6069 S. Don Juan Drive (2950 West)
File: 45H05 – Nick Norris – City Planner
5. **PUBLIC HEARING**
Sale of Flower Arrangements/Crafts
Applicant: Tres Beau Creations (Travis & Elizabeth Johnson)
Address: 2228 Canyonlands Circle (5540 South)
File: 36H05 – Michael Maloy – City Planner
6. **PUBLIC HEARING**
Conditional Animal Permit
Applicant: Karen Mae Crespín
Address: 3503 W. Valley Heights Drive (5170 South)
File: 50C05 – Nick Norris – City Planner

HOME OCCUPATIONS

7. **PUBLIC HEARING**
Child Day Care
Applicant: Patricia Robinson
Address: 1777 West 4805 South
File: 46H05 - Dan Udall – City Planner

GENERAL PLAN AMENDMENT

8. **PUBLIC HEARING**
Recommendation to the City Council to Amend the City Center Small Area Master Plan
Applicant: Cottonwood Taylorsville, L.C.
Address: 2700 West 5400 South
File: 10G05 – Mark McGrath – Community Development Director

ZONING ORDINANCE TEXT CHANGE

9. **PUBLIC HEARING**
Recommendation to the City Council to Amend the Zoning Ordinance to Create an MD-4 Zone.
Applicant: Cottonwood Taylorsville, L.C.
File: 21Z05 – Mark McGrath – Community Development Director

ZONE CHANGE

10. **PUBLIC HEARING**
Recommendation to the City Council to Amend the Zoning Map from MD-3 to MD-4
Applicant: Cottonwood Taylorsville, L.C.
Address: 2700 West 5400 South
File: 22Z05 – Mark McGrath – Community Development Director

CONDITIONAL USES

11. **PUBLIC HEARING**
Commercial Planned Unit Development (Preliminary)
Applicant: Cottonwood Taylorsville, L.C.
Address: 2700 West 5400 South
File: 48C05 – Mark McGrath – Community Development Director
12. **PUBLIC HEARING**
Auto Glass Repair (Preliminary)
Applicant: Kehl Commercial
Address: 3564 West 6200 South
File: 41C05 – Nick Norris – City Planner
13. **Planned Unit Development (PUD) Comprised of 37 Attached Dwelling Units and One Commercial Building. (Conceptual)**
Applicant: Ivory Homes, Inc.
Address: 6200 South 3200 West
File: 46C05 – Nick Norris – City Planner

SUBDIVISION

14. **PUBLIC HEARING**
14 Residential Lots (Final)
Applicant: Gough Construction
Address: 1480 West Connie Way (6345 South)
File: 9S05 – Michael Maloy – City Planner

MEETING REVIEW – Review of City Council meeting.

ADJOURNMENT:

The Taylorsville City Planning and Zoning Commission reserves the right to amend the order of agenda if it deems appropriate.

In accordance with the Americans with Disabilities Act, the City of Taylorsville will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling 963-5400 at least 24 hours in advance of the meeting to be held.